

1943 Profile of the Kensington, Brooklyn area

from the 1943 *New York City Market Analysis*



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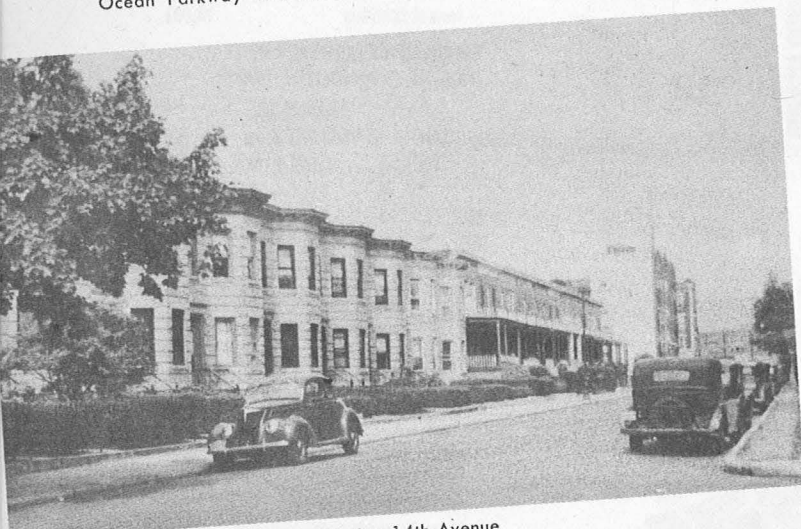
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BROOKLYN 15

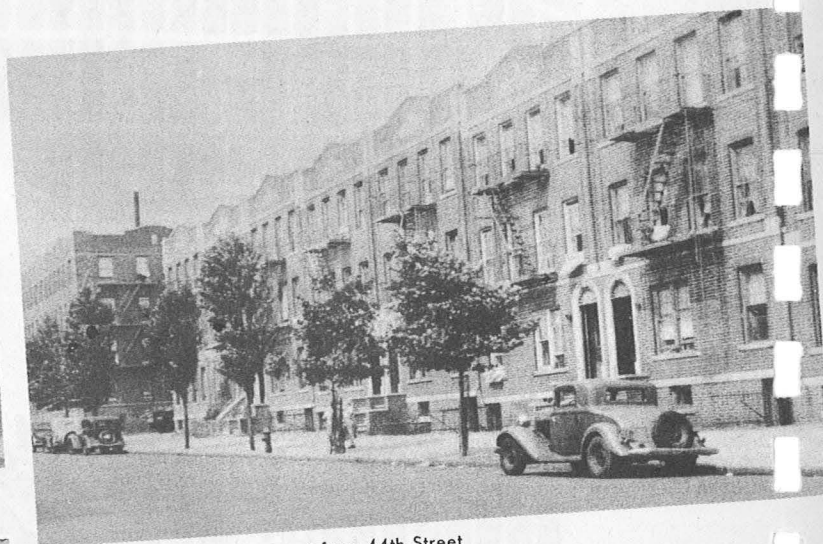
Kensington



Ocean Parkway and Albemarle Road



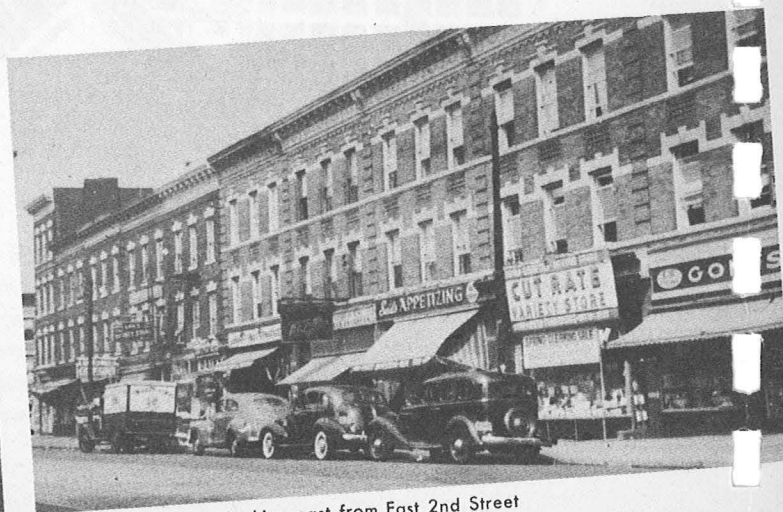
35th Street from Dahill Road facing 14th Avenue



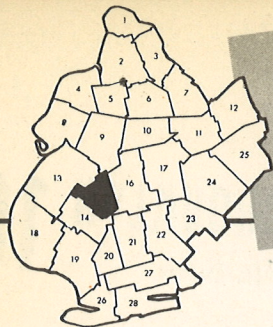
10th Avenue facing west from 44th Street



East 8th Street at Avenue C looking toward Beverly Road



Church Avenue looking east from East 2nd Street



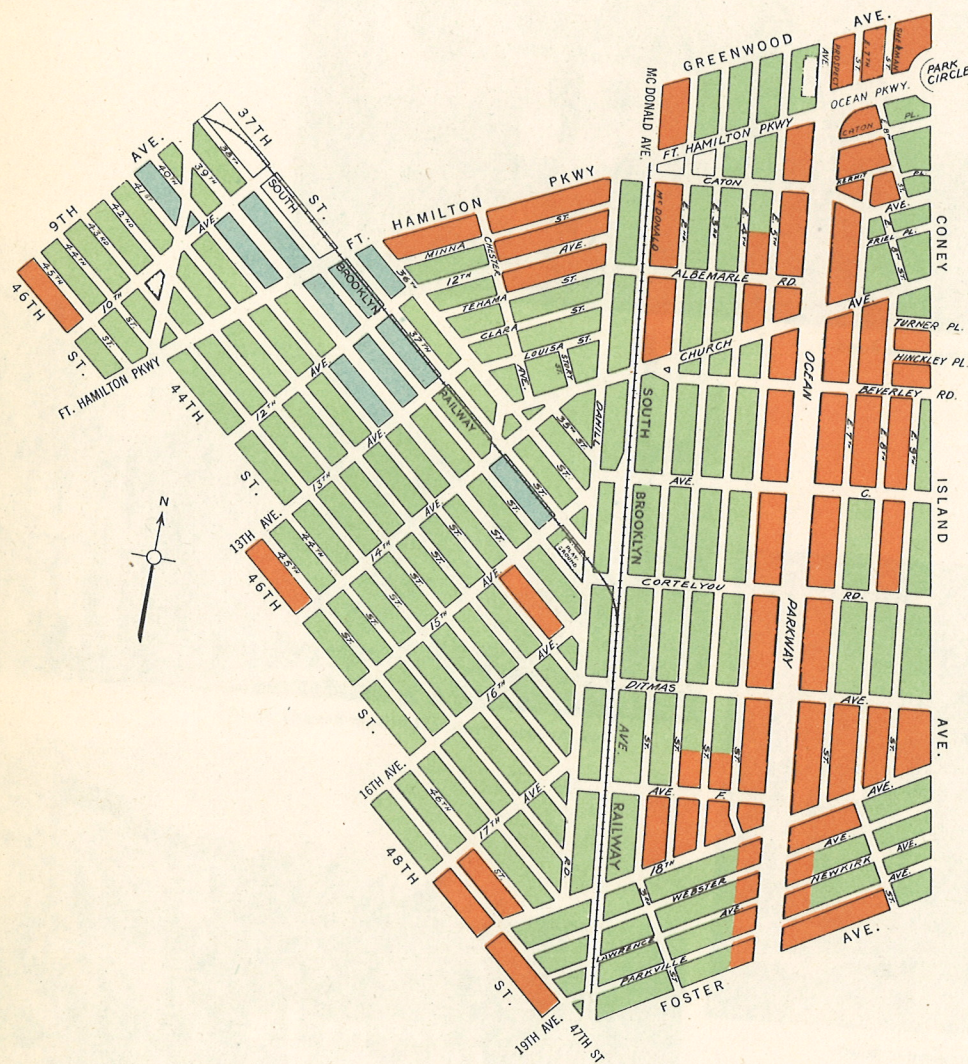
NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

BROOKLYN

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Kensington



POPULATION	89,281
(larger than Harrisburg, Pa.)	
Native white	60,464
Foreign-born white	28,554
Negro	216
Other races	47

Half the foreign-born are Russian Jews and Italians; numerous Polish Jews in the northwest quarter.

FAMILIES	23,365
—owner families	4,417
—tenant families	18,948

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	71
100-149	6,000-9,999	269
75- 99	4,500-5,999	878
50- 74	3,000-4,499	5,047
30- 49	1,800-2,999	13,105
40- 49	2,400-2,999	5,387
30- 39	1,800-2,399	7,718
Under 30	Under 1,800	3,384
Unknown		611

Median family expenditure	\$2,431
Average family expenditure	\$2,696

RESIDENTIAL STRUCTURES	7,541
—one-family houses	2,001
—two-family houses	2,917
—three-or-more-family houses	2,623

Kensington is a pleasant residential neighborhood with one and two-family homes and many new and very attractive apartment buildings, especially along Ocean Parkway. There was new building of single-family homes in this district during the 1930-1940 decade, and population increased more than 7,000. Thirteenth Avenue is a busy shopping center, and Church and Eighteenth Avenues have many retail outlets.